

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0040

LEGAL DESCRIPTION
LOT 2A-2, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK
DOUGLAS COUNTY CONTROL MONUMENT 2.015030 (AZTEC #910), RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.

BASIS OF BEARINGS
THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 35.00 SFES WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

PURPOSE OF THIS DEVELOPMENT
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO ADDRESS FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION OF IMPROVEMENTS ON SDP19-0009. MOST OF THE MODIFICATIONS RELATE TO GRADING AND SIDEWALK MODIFICATIONS TO SATISFY ACCESSIBILITY REQUIREMENTS. THESE SIDEWALK MODIFICATIONS THEN HAD IMPACTS ON LANDSCAPE AREAS AND SOME PLANTING/SIDEWALK LOCATIONS WERE SWAPPED. THE PROJECT STILL MEETS OR EXCEEDS THE PLANTING REQUIREMENTS. THIS AMENDMENT ALSO PROVIDES ADDITIONAL DETAIL ON THE RESTAURANT LOCATED WITHIN THE PROJECT. THE RESTAURANT SIGN AND PATIO RAILING HAVE BEEN ADDED TO THE BUILDING ELEVATIONS. THERE ARE NO OTHER CHANGES TO THE BUILDING ARCHITECTURE.

TITLE CERTIFICATION
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAST TREE GUARANTEE CO. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20 21, SIGNED THIS 16th DAY OF August, 20 21.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC J. Miesem
MY COMMISSION EXPIRES: 1/4/2025

CERTIFICATE OF OWNERSHIP
THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.
Echelon Bilberry, LLC
BY: ECHELON BILBERRY, LLC (OWNER)
SIGNED THIS 17th DAY OF August, 20 21.
NOTARY PUBLIC Rachel McNicholas
MY COMMISSION EXPIRES: May 10, 2028

Table with columns: UNIT, TYPE, NET AREA (SF), UNIT COUNT, BED COUNT, PERCENT, BREAKDOWN, % UNIT TYPE, BREAKDOWN, TOTAL NET AREA (SF). Rows include units A1-1 through CI-3 and a TOTALS row.

DEVELOPER
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143
CONTACT: JOSH DESMOND (317-886-7923)

OWNER
Echelon Bilberry, LLC
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
CONTACT: ERIC GARRETT (317-886-7923)

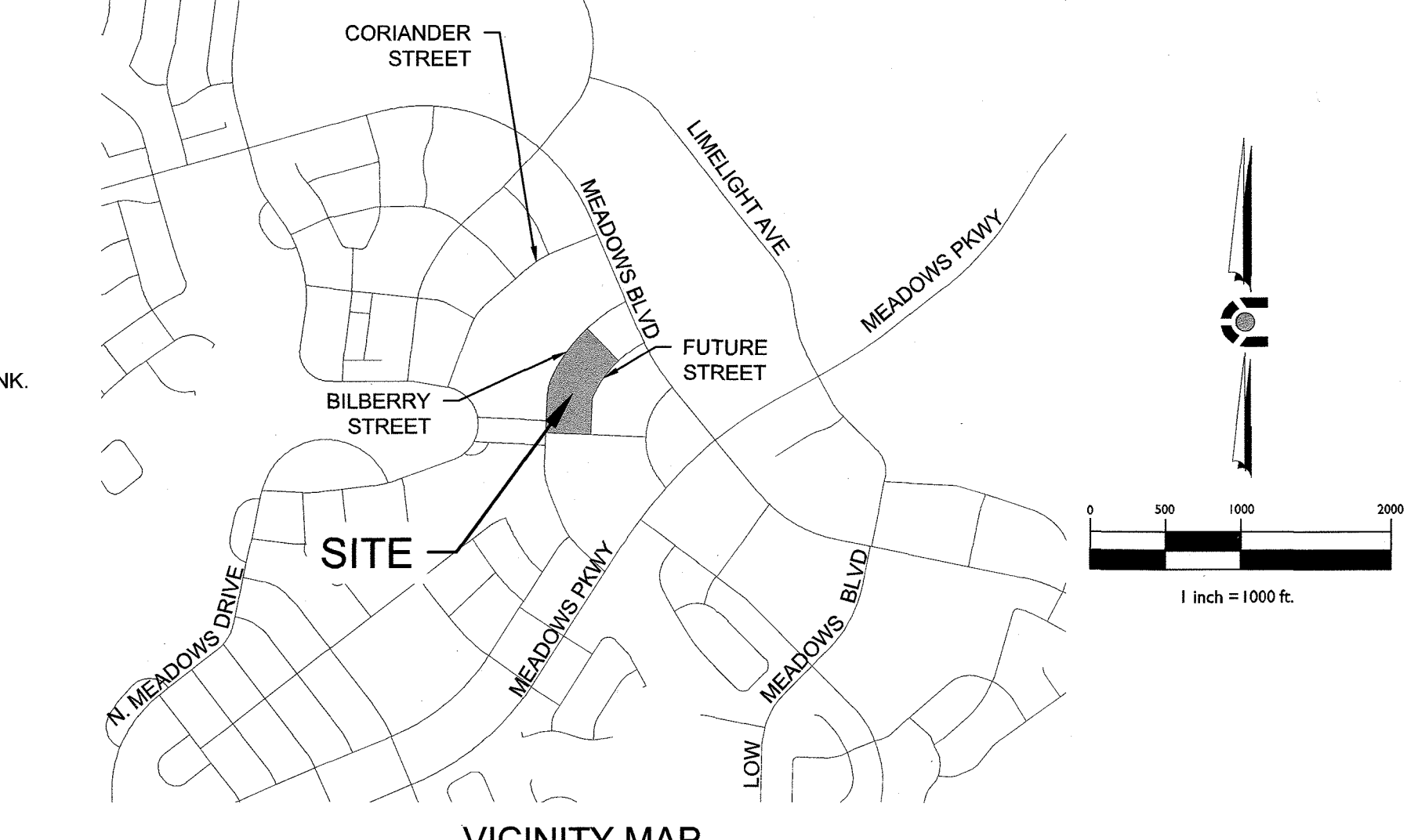
ENGINEER
CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120
CONTACT: ANDREW KIDDER (303-703-4444)

LAND SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
CONTACT: ANTHONY K. PEALL (303-713-1898)

ARCHITECT
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
15229 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
CONTACT: GRACE L. JONES (972-701-9636)

LANDSCAPE ARCHITECT
HPLA STUDIO
5229 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
CONTACT: SPENCER OKESON (972-701-9636)

WATER TAPS
THIS SITE WILL REQUIRE:
2 - 6" FIRE TAPS
1 - 4" DOMESTIC TAP
1 - 1" DOMESTIC TAP
1 - 1/2" IRRIGATION TAP



SHEET INDEX table listing CIVIL PLANS (1-5), ARCHITECTURAL PLANS (10-11), and LANDSCAPE PLANS (6-9).

Zoning Comparison table comparing requirements for PD (The Meadows PD) and TC (Town Center Neighborhood Use Area) zoning, including building footprint, permitted uses, and parking spaces.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23 DAY OF August, 20 21.

CIVIL ENGINEER'S STATEMENT

I, ANDREW KIDDER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

SURVEYOR'S STATEMENT

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:45 AM ON THE 24th DAY OF August, 20 21 AT RECEPTION NO. 2021099237.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 17, 2019 AT RECEPTION NO. 2019086370, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST MERCHANTS BANK, AN INDIANA BANK
JOHN J. THULLEN, VICE PRESIDENT
SIGNED THIS 13th DAY OF August, 20 21.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF August, 20 21 BY John Thullen.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Rachel McNicholas
MY COMMISSION EXPIRES: May 10, 2028

Vertical sidebar containing CORE CONSULTANTS logo, revision table, and project identification: LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13, SITE DEVELOPMENT PLAN COVER SHEET.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
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SDP21-0040

SITE DEVELOPMENT PLAN GENERAL NOTES

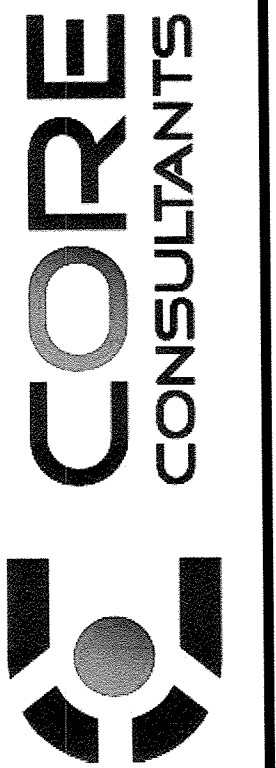
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN, LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) PER THE FEMA FIRM MAP PANEL NUMBER 08035C0169G (EFF. DATE MARCH 16, 2016)
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED MEADOWS FOURTH AMENDMENT PLANNED DEVELOPMENT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS LONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

Unofficial Copy

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG GRADE OR EXCAVATE FOR THE MARKING OF
UNDEGROUND PIPER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THE DRAWING HAVE BEEN LOCATED
BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY
THE LOCATION OF ALL UTILITIES PRIOR TO THE
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	6TH SUBMITTAL	8/22/19	AK
2	7TH SUBMITTAL	9/10/19	AK
3	8TH SUBMITTAL	9/16/19	AK
4	PRINT MYLAR FOR RECORDING	11/11/19	AK
5	SDP AMENDMENT	7/30/21	AK

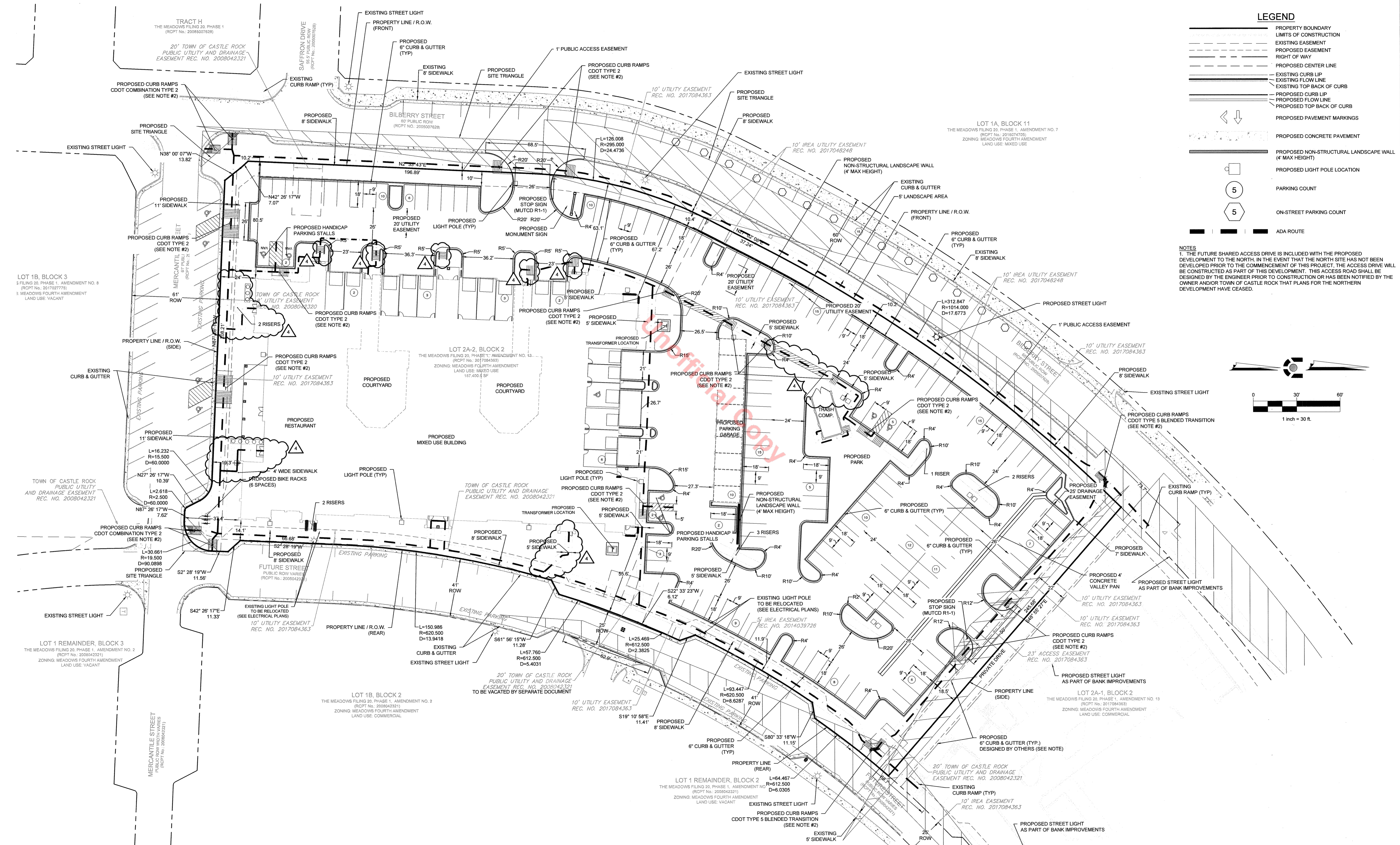
LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY: R.JN.
DRAWN BY: R.JN.
CHECKED BY: AHK

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

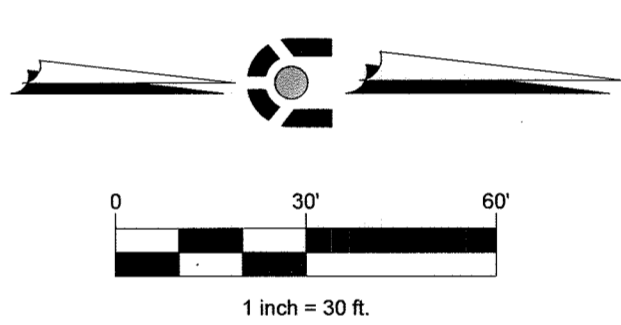
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SDP21-0040



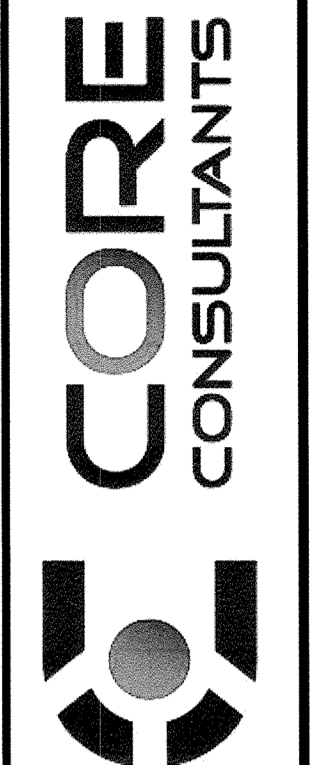
LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RIGHT OF WAY
- PROPOSED CENTER LINE
- EXISTING CURB LIP
- EXISTING FLOW LINE
- EXISTING TOP BACK OF CURB
- PROPOSED CURB LIP
- PROPOSED FLOW LINE
- PROPOSED TOP BACK OF CURB
- PROPOSED PAVEMENT MARKINGS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED NON-STRUCTURAL LANDSCAPE WALL (4' MAX HEIGHT)
- PROPOSED LIGHT POLE LOCATION
- PARKING COUNT
- ON-STREET PARKING COUNT
- ADA ROUTE

NOTES
1. THE FUTURE SHARED ACCESS DRIVE IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH IN THE EVENT THAT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT. THIS ACCESS ROAD SHALL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. THIS ACCESS ROAD SHALL BE DESIGNED BY THE ENGINEER PRIOR TO CONSTRUCTION OR HAS BEEN NOTIFIED BY THE OWNER AND/OR TOWN OF CASTLE ROCK THAT PLANS FOR THE NORTHERN DEVELOPMENT HAVE CEASED.



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3035 703rd Ave
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE PARKING OF UNDERGROUND UTILITY
CONSULTANTS ARE NOT RESPONSIBLE FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN RECORDED. THE RESPONSIBILITY OF THE CONTRACTOR TO RE-VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.



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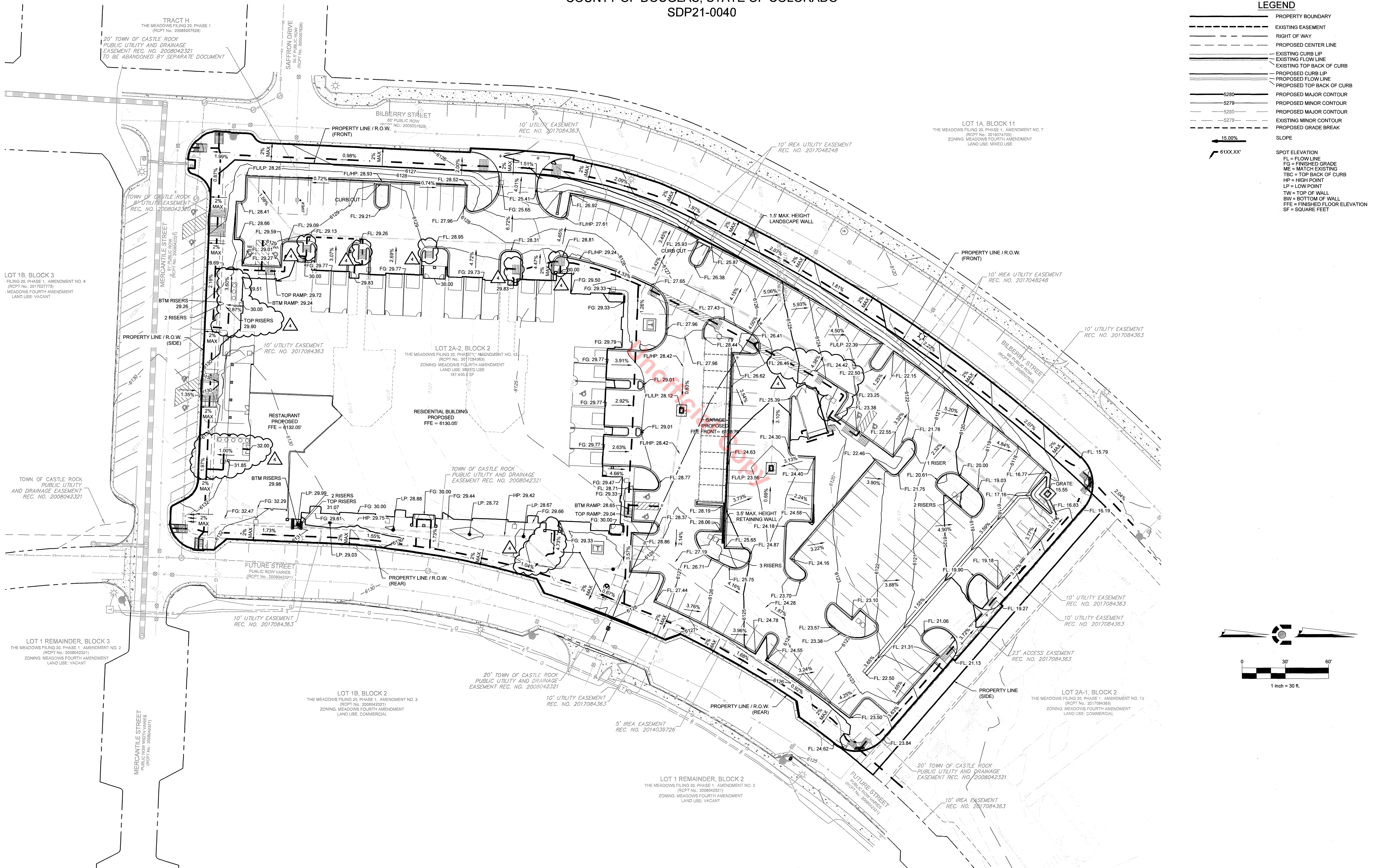
LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: R/JN
DRAWN BY: R/JN
CHECKED BY: AHK

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP21-0040

JOB NO:
19-019
SHEET
3 OF 11

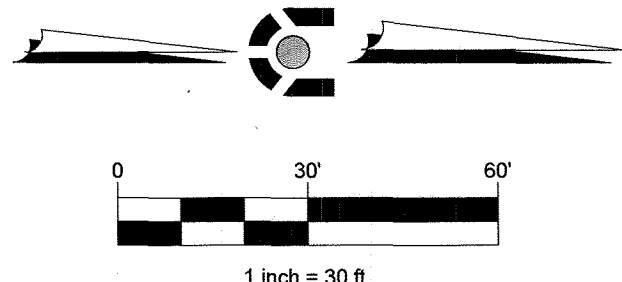
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 SDP21-0040



LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	RIGHT OF WAY
	PROPOSED CENTER LINE
	EXISTING CURB LIP
	EXISTING FLOW LINE
	EXISTING TOP BACK OF CURB
	PROPOSED CURB LIP
	PROPOSED FLOW LINE
	PROPOSED TOP BACK OF CURB
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED GRADE BREAK
	SLOPE
	15.00%
	61XX.XX'

SPOT ELEVATION
 FL = FLOW LINE
 FG = FINISHED GRADE
 ME = MATCH EXISTING
 TBC = TOP BACK OF CURB
 HP = HIGH POINT
 LP = LOW POINT
 TW = TOP OF WALL
 BW = BOTTOM OF WALL
 FFE = FINISHED FLOOR ELEVATION
 SF = SQUARE FEET



TRACT H
 THE MEADOWS FILING 20, PHASE 1
 (RCPT No. 2008007828)

20' TOWN OF CASTLE ROCK
 PUBLIC UTILITY AND DRAINAGE
 EASEMENT REC. NO. 2008042321
 TO BE ABANDONED BY SEPARATE DOCUMENT

LOT 1B, BLOCK 3
 FILING 20, PHASE 1, AMENDMENT NO. 8
 (RCPT No. 201727775)
 MEADOWS FOURTH AMENDMENT
 LAND USE: VACANT

TOWN OF CASTLE ROCK
 PUBLIC UTILITY
 AND DRAINAGE EASEMENT
 REC. NO. 2008042321

LOT 1 REMAINDER, BLOCK 3
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 2
 (RCPT No. 2008042321)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: VACANT

LOT 1B, BLOCK 2
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 2
 (RCPT No. 2008042321)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: COMMERCIAL

20' TOWN OF CASTLE ROCK
 PUBLIC UTILITY AND DRAINAGE
 EASEMENT REC. NO. 2008042321

LOT 1 REMAINDER, BLOCK 2
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 2
 (RCPT No. 2008042321)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: VACANT

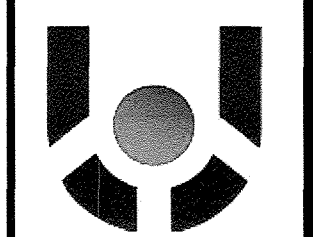
LOT 1A, BLOCK 11
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 7
 (RCPT No. 201607405)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: MIXED USE

LOT 2A-2, BLOCK 2
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 13
 (RCPT No. 2017284983)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: MIXED USE

LOT 2A-1, BLOCK 2
 THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 13
 (RCPT No. 2017284983)
 ZONING: MEADOWS FOURTH AMENDMENT
 LAND USE: COMMERCIAL

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 LAND SURVEYING

CORE
 CONSULTANTS



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG, GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITY LINES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED
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4	PRINT MYLAR FOR RECORDING	11/17/19 AK
5	SDP AMENDMENT	7/30/21 AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 OVERALL GRADING PLAN

DESIGNED BY: R.J.N.
 DRAWN BY: R.J.N.
 CHECKED BY: AHK

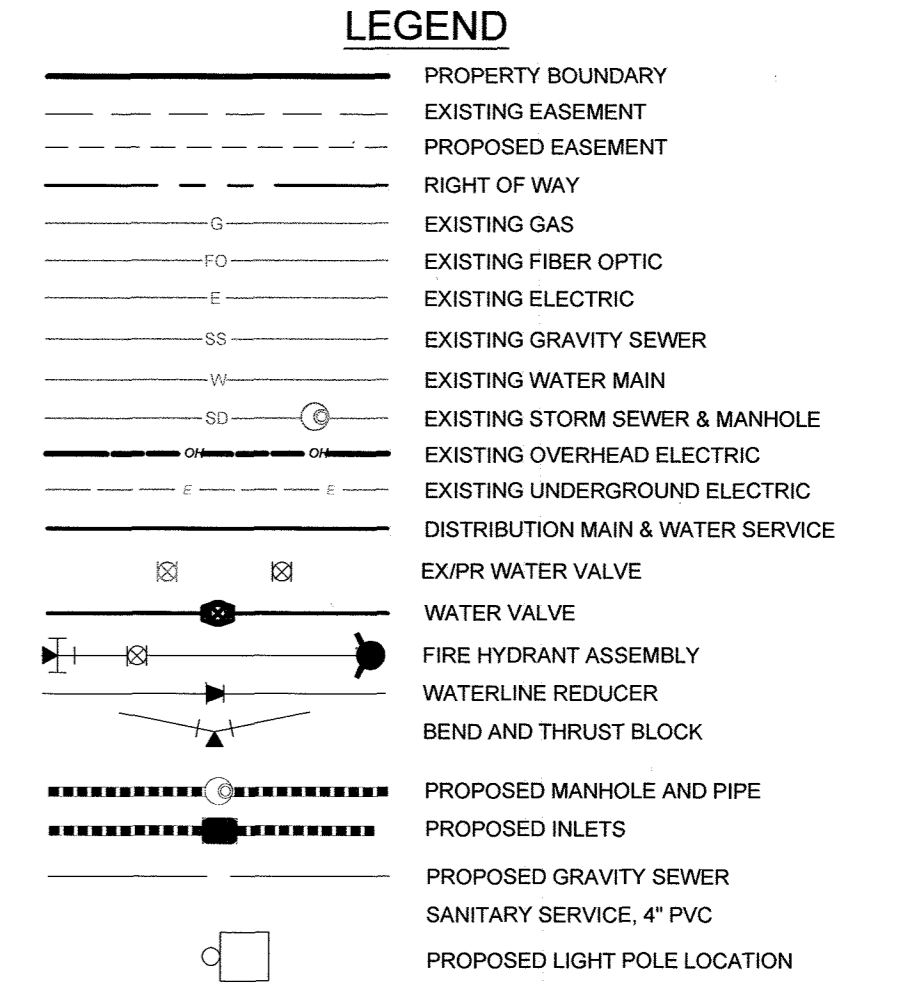
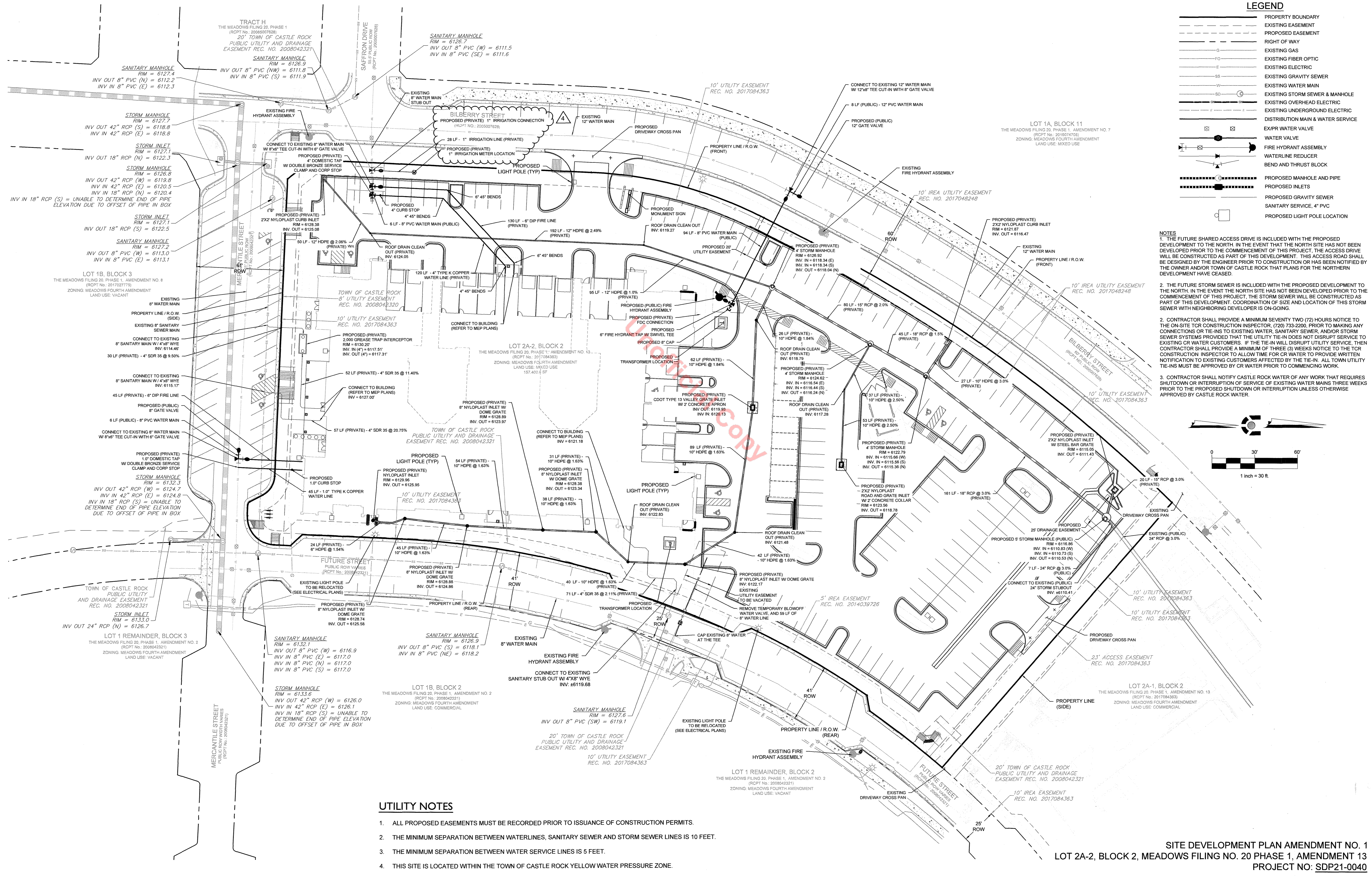
JOB NO.
 19-019
 SHEET
 4 OF 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 PROJECT NO: SDP21-0040

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

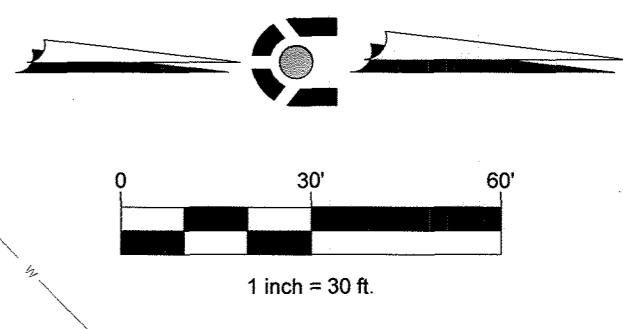
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0040



NOTES

1. THE FUTURE SHARED ACCESS DRIVE IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. IN THE EVENT THAT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT, THE ACCESS DRIVE WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. THIS ACCESS ROAD SHALL BE DESIGNED BY THE ENGINEER PRIOR TO CONSTRUCTION OR HAS BEEN NOTIFIED BY THE OWNER AND/TOWN OF CASTLE ROCK THAT PLANS FOR THE NORTHERN DEVELOPMENT HAVE CEASED.
2. THE FUTURE STORM SEWER IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. IN THE EVENT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT, THE STORM SEWER WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. COORDINATION OF SIZE AND LOCATION OF THIS STORM SEWER WITH NEIGHBORING DEVELOPER IS ON-GOING.
3. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT INTERRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE TIE-IN WILL INTERRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.



UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

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LAND SURVEYING

303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CALL TO BE MADE BY THE OWNER BEFORE YOU DIG, GRAZE OR EXCAVATE FOR THE PARKING OR UNDERGROUND UTILITY LOCATIONS.

DATE BY # REVISION DESCRIPTION

8/22/19	AK	2	6TH SUBMITTAL
9/10/19	AK	3	7TH SUBMITTAL
9/18/19	AK	4	8TH SUBMITTAL
11/11/19	AK	5	PRINT MYLAR FOR RECORDING
7/30/21	AK	6	SDP AMENDMENT

DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: AHK

JOB NO. 19-019

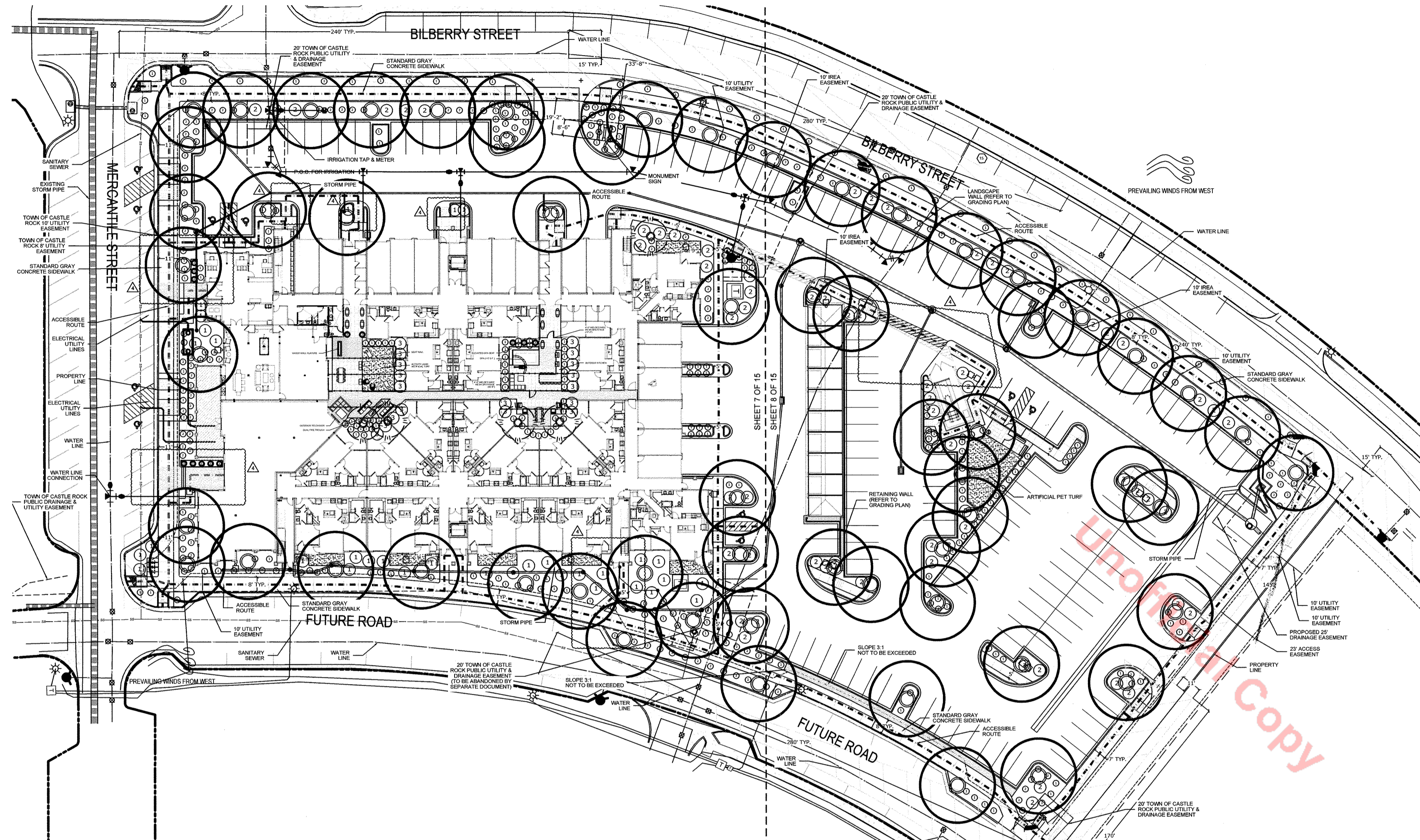
SHEET 5 OF 11

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

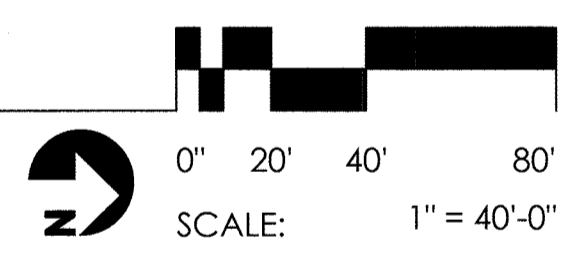
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0040



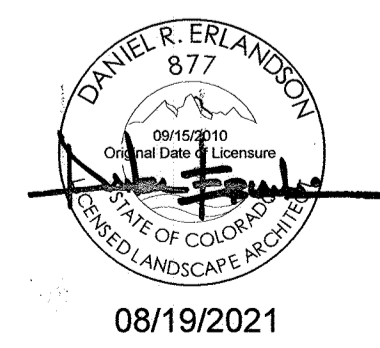
TREE TYPE	ESTIMATED QUANTITIES
DECIDUOUS TREE	61
ORNAMENTAL TREE	05
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
① VERY LOW	337
② LOW	201
③ MODERATE	18
LARGE RIP RAP (BY LOCAL SUPPLIER)	550 S.F.

- Landscape Plan Standard Notes**
- Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
 - Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
 - All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
 - Distance of trees to utility lines should be a minimum of 10 feet.
 - Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
 - Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
 - Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
 - Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
 - If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
 - No solid object exceeding 30" in height above flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fence, trees, landscape plantings, cut slopes, and berms shall be placed in right distance triangles or easements as shown on the plan.
 - No trees, large shrubs, or permanent structures are allowed in utility and drainage easements.
 - An irrigation plan is required with the first submittal of construction documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
 - Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
 - Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
 - Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

LANDSCAPE ARCHITECTURAL SITE PLAN

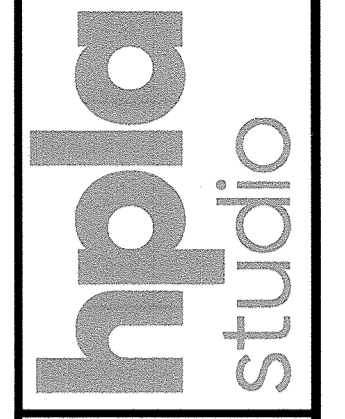


GROSS SITE AREA	LANDSCAPE AREA / OPEN SPACE	TURFGRASS SPECIES / AREA	NONLIVING ORNAMENTAL AREA	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP. AMOUNTS	SEP. IRRIGATION SERVICE CONN.
157,401 SF	43,821 SF	0 SF	1406 SF	63	65	126	307	4 CUB. YD / 1000 SF	YES
PARKING LOT	PARKING LOT LANDSCAPE AREA	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL AREA	NO. OF INT. LANDSC. ISLANDS	MIN. WIDTH OF INT. LANDSC. ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
68,174 SF	14,595 SF	194	687 SF	5	8'	14	28	28	173



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP21-0040

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
 5339 ALPHEA ROAD SUITE 300
 DALLAS, TX 75240
 T: (972) 701-9636
 F: (972) 701-9639
 W: www.nplastudio.com
 LA: Daniel R. Erlanson # 877



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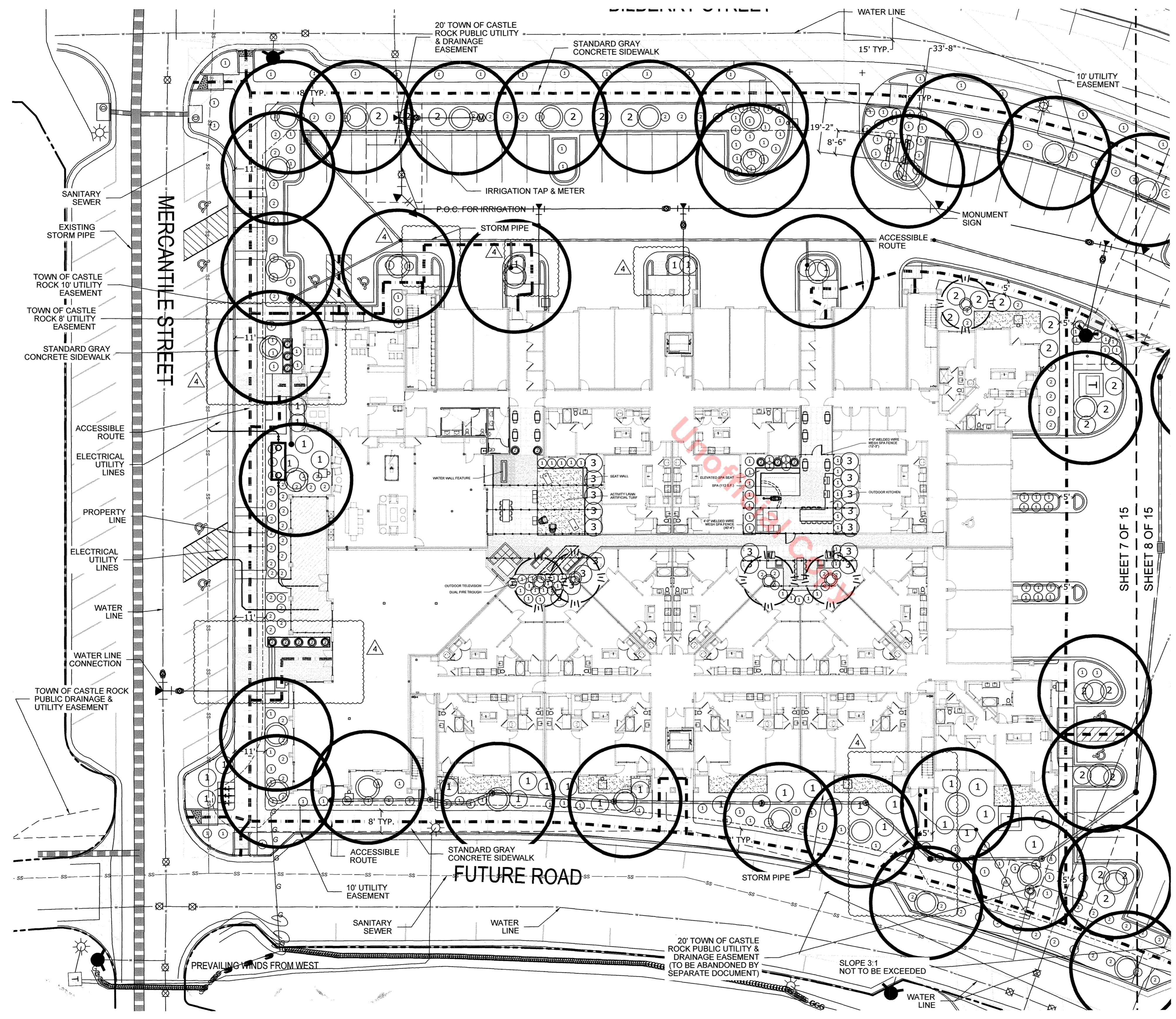
#	REVISION DESCRIPTION	DATE BY
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2	6TH SUBMITTAL	8/22/19/AK
3	7TH SUBMITTAL	9/10/19/AK
4	8TH SUBMITTAL	9/18/19/AK
5	PRINT MVLAR FOR RECORDING	11/11/19/AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN - OVERALL SITE

DESIGNED BY: SO
 DRAWN BY: SO & JK
 CHECKED BY: DE

JOB NO. 19-019
 SHEET 06 OF 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP21-0040



MATURE SIZE INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	DECIDUOUS TREE	61
	ORNAMENTAL TREE	05
	SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
①	VERY LOW	337
②	LOW	201
③	MODERATE	18
	LARGE RIP RAP (BY LOCAL SUPPLIER)	550 S.F.

LANDSCAPE PLAN - SOUTH ENLARGEMENT



08/19/2021

HUMPHREYS & PARTNERS
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 L.A. Daniel R. Erlanson # 877

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#	REVISION DESCRIPTION	DATE BY
1	5TH SUBMITTAL	7/25/19/AK
2	6TH SUBMITTAL	8/22/19/AK
3	7TH SUBMITTAL	9/10/19/AK
4	8TH SUBMITTAL	9/18/19/AK
5	PRINT MAYLARS FOR RECORDING	11/11/19/AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN - SOUTH ENLARGEMENT

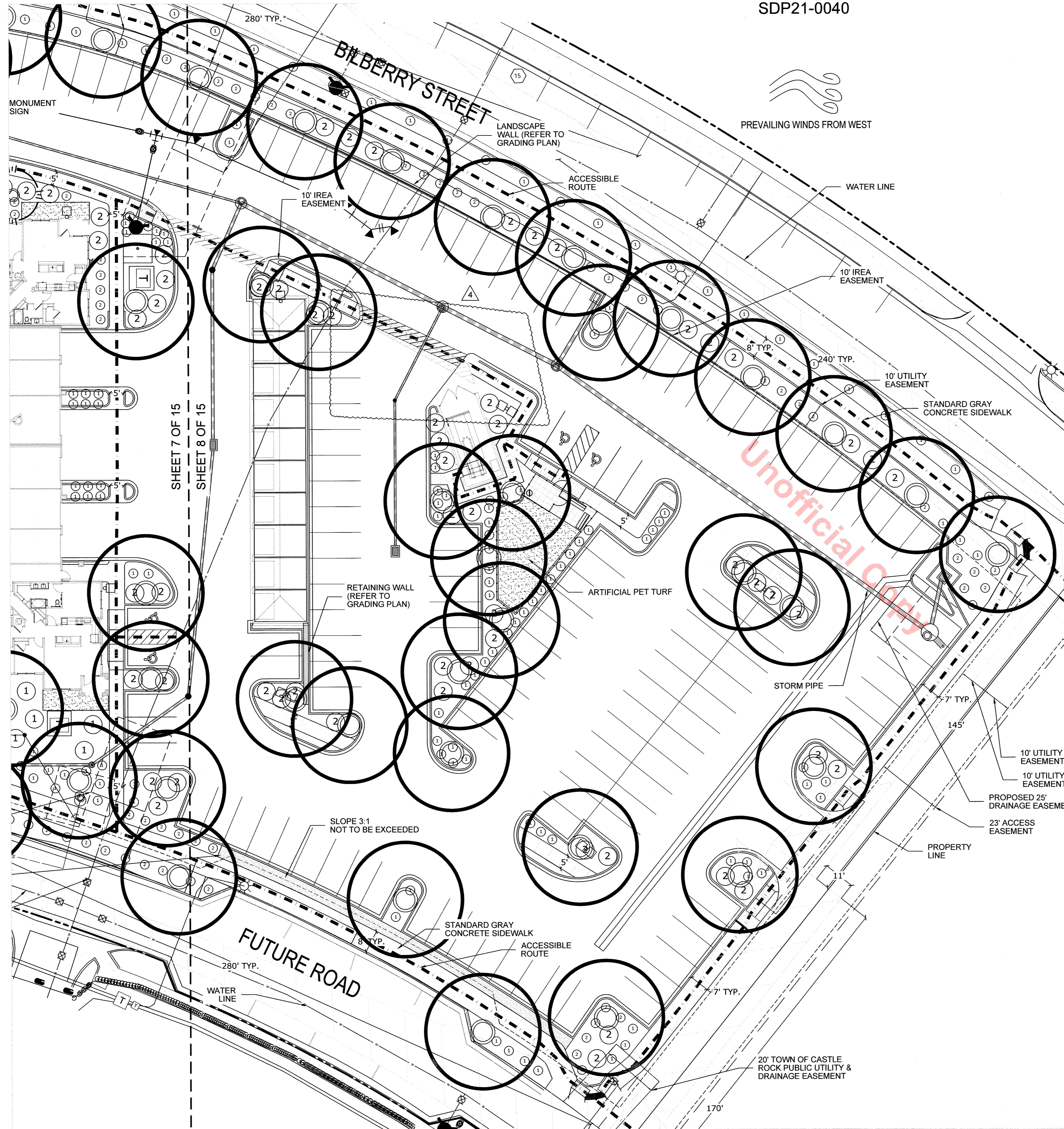
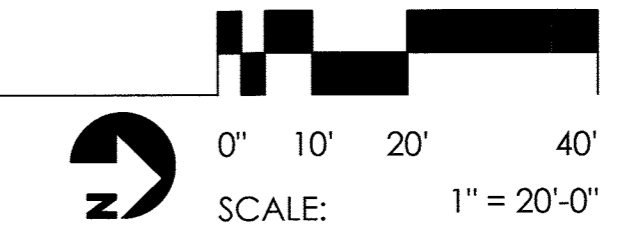
DESIGNED BY: SO
 DRAWN BY: SO & JK
 CHECKED BY: DF

JOB NO.
 19-019
 SHEET
 07 OF 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP21-0040

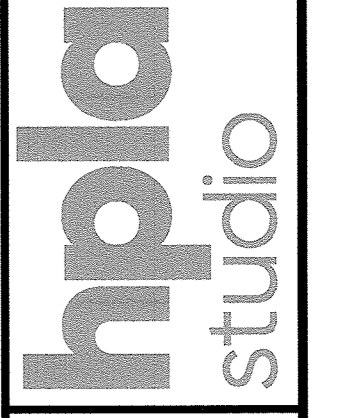
LANDSCAPE PLAN

NORTH ENLARGEMENT



MATURE SIZE INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	DECIDUOUS TREE	61
	ORNAMENTAL TREE	05
	SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
	VERY LOW	337
	LOW	201
	MODERATE	18
	LARGE RIP RAP (BY: LOCAL SUPPLIER)	550 S.F.

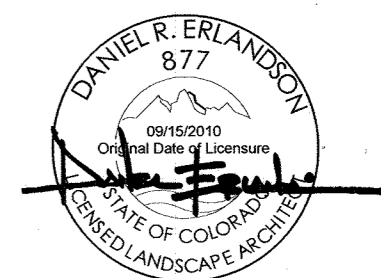
HUMPHREYS & PARTNERS
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 5339 ALPHA ROAD SUITE 300
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#	REVISION DESCRIPTION	DATE	BY
1	6TH SUBMITTAL	7/25/19	AK
2	6TH SUBMITTAL	8/22/19	AK
3	7TH SUBMITTAL	9/10/19	AK
4	8TH SUBMITTAL	9/18/19	AK
5	PRINT MYLAR FOR RECORDING	1/11/18	AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
 LANDSCAPE PLAN - NORTH ENLARGEMENT

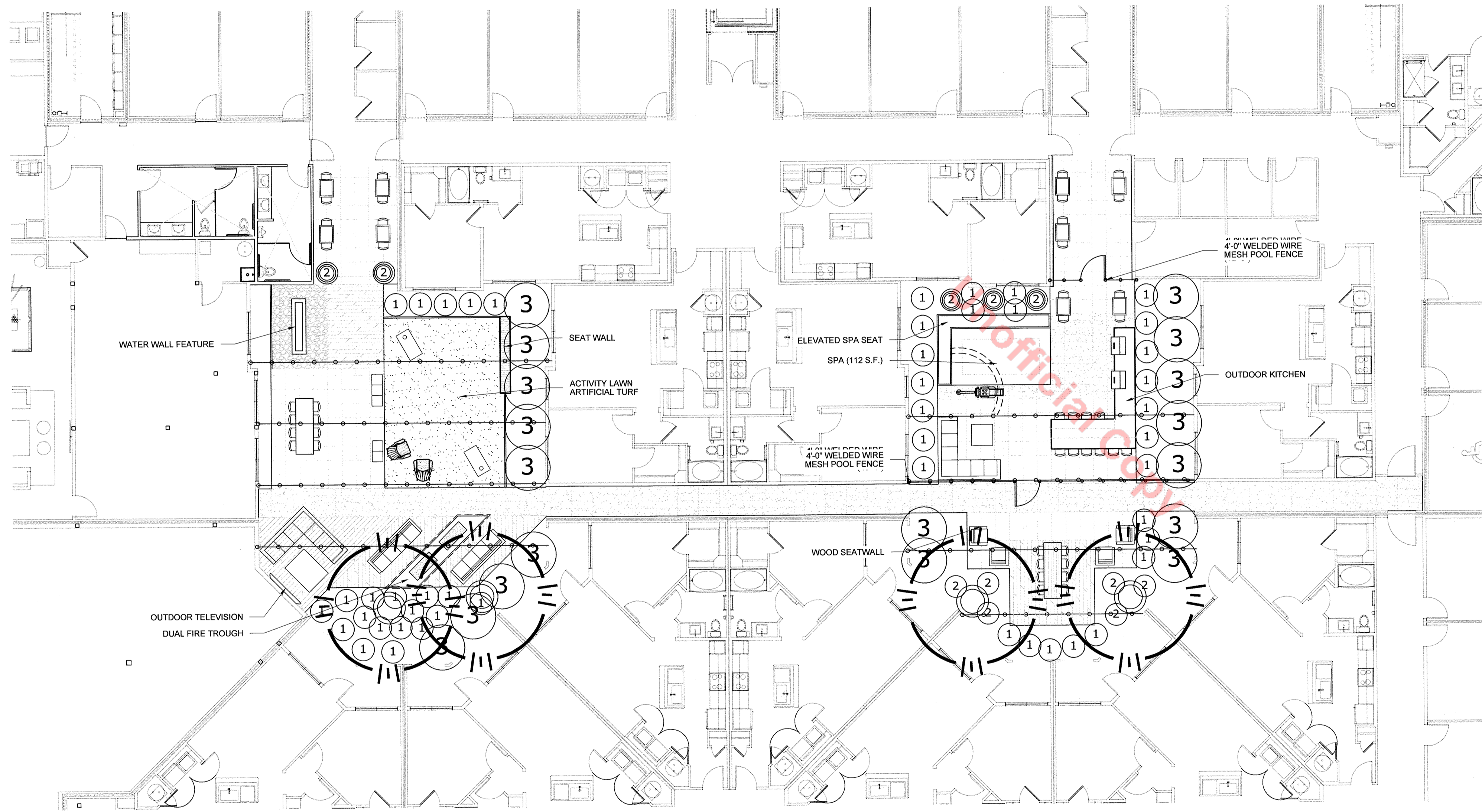


08/19/2021

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 PROJECT NO: SDP21-0040

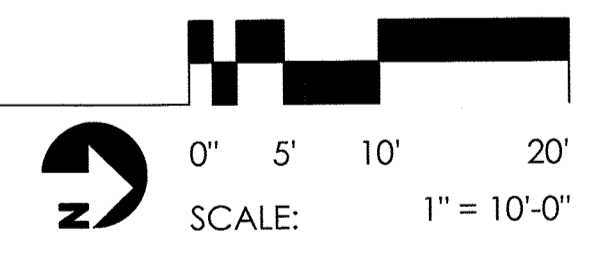
DESIGNED BY: SO	JOB NO. 19-019
DRAWN BY: SO & IK	SHEET 08 OF 11
CHECKED BY: DE	

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP21-0040



MATURE SIZE INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	DECIDUOUS TREE	61
	ORNAMENTAL TREE	05
	SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
	VERY LOW	337
	LOW	201
	MODERATE	18
	LARGE RIP RAP (BY LOCAL SUPPLIER)	550 S.F.

LANDSCAPE PLAN
INTERIOR COURTYARD ENLARGEMENTS



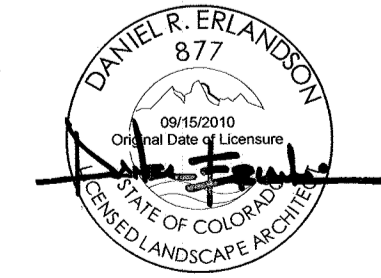
HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
 5339 ALPHA ROAD SUITE 300
 DALLAS, TX 75240
 T: (872) 701-9636
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#	REVISION DESCRIPTION	DATE BY
1	5TH SUBMITTAL	7/25/19 AK
2	6TH SUBMITTAL	8/22/19 AK
3	7TH SUBMITTAL	9/10/19 AK
4	8TH SUBMITTAL	9/18/19 AK
5	PRINT, W/LAR FOR RECORDING	11/11/19 AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN - INT. COURTYARD ENLARGEMENTS



08/19/2021

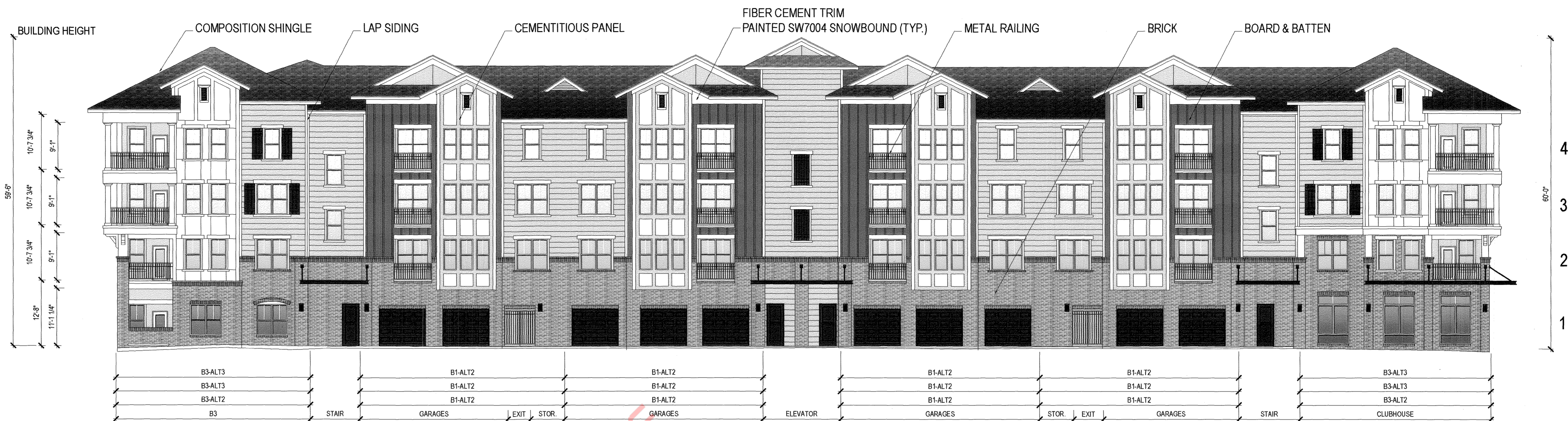
DESIGNED BY: SO
 DRAWN BY: SO & IK
 CHECKED BY: DE

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 PROJECT NO: SDP21-0040

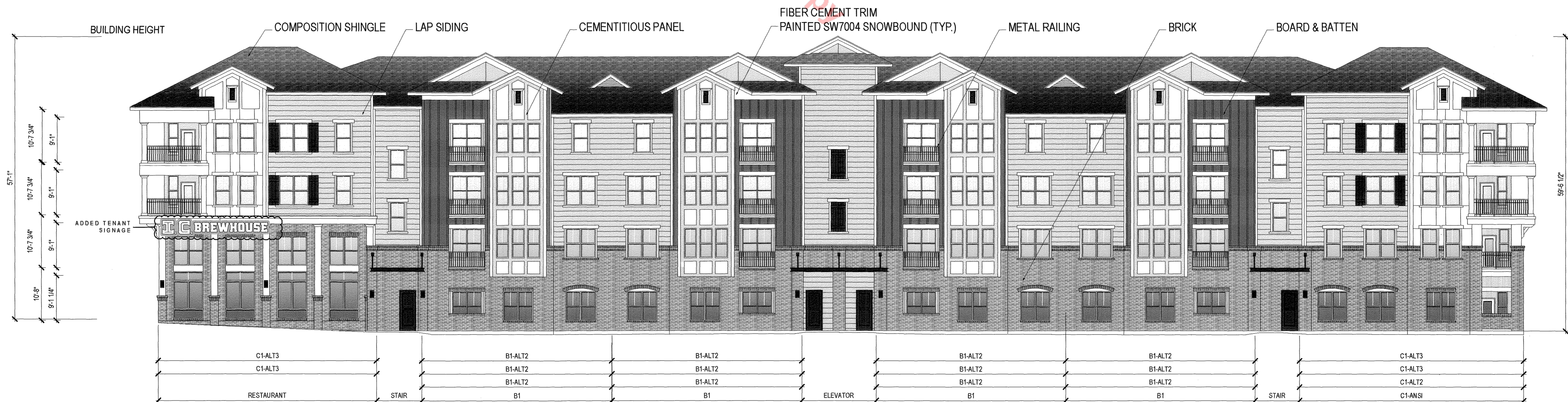
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 19-019
 SHEET
 09 OF 11

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SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP21-0040



BUILDING TYPE I - WEST ELEVATION

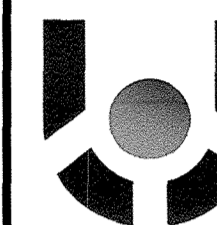


BUILDING TYPE I - EAST ELEVATION

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 NATURAL RESOURCES CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

CORE
 CONSULTANTS



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG, GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITY LINES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
 BY THE CONTRACTOR TO VERIFY THE
 RESPONSIBILITY OF THE CONTRACTOR TO VERIFY
 THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	2ND SUBMITTAL	5/31/19 AK
2	3RD SUBMITTAL	7/3/19 AK
3	4TH SUBMITTAL	7/18/19 AK
4	5TH SUBMITTAL	7/26/19 AK
5	6TH SUBMITTAL	8/22/19 AK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO

DESIGNED BY: RJN
 DRAWN BY: RJN
 CHECKED BY: AHK

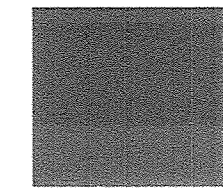

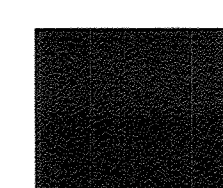
JOB NO.
 19-019
 SHEET
 10 OF 11

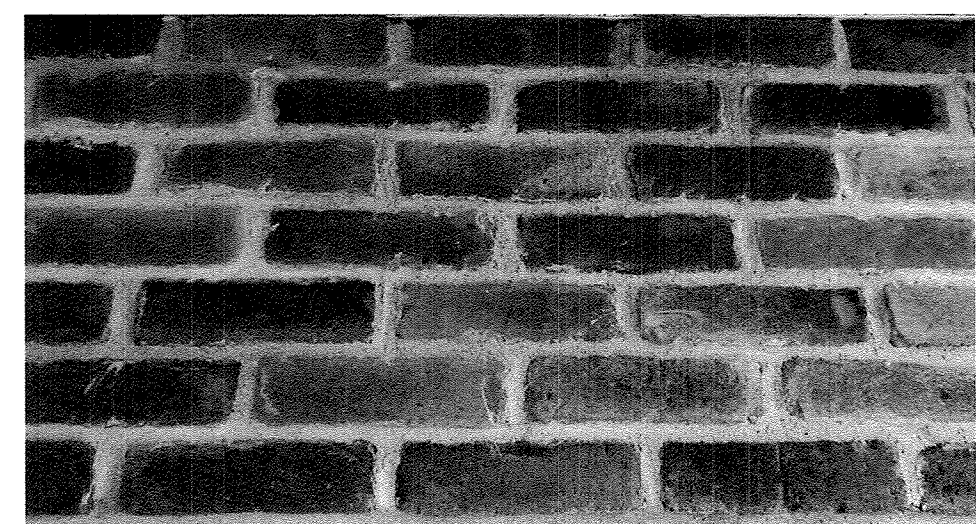
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 PROJECT NO: SDP21-0040

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

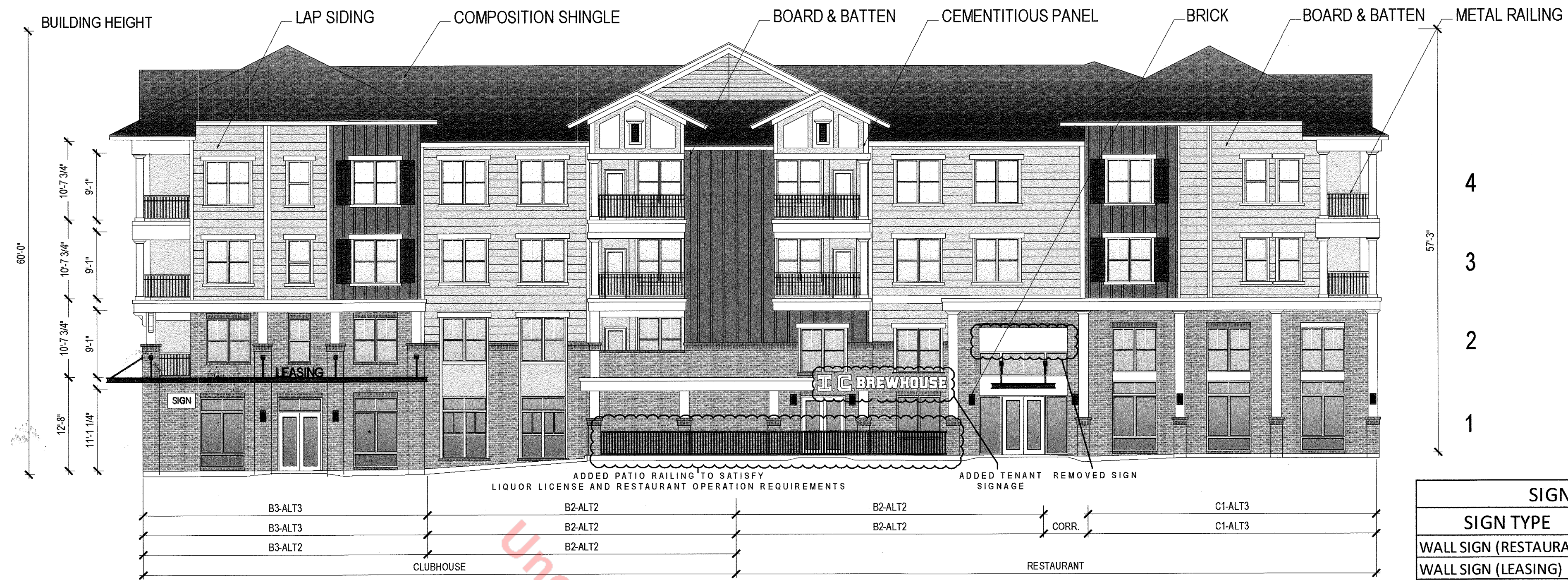
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
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SDP21-0040

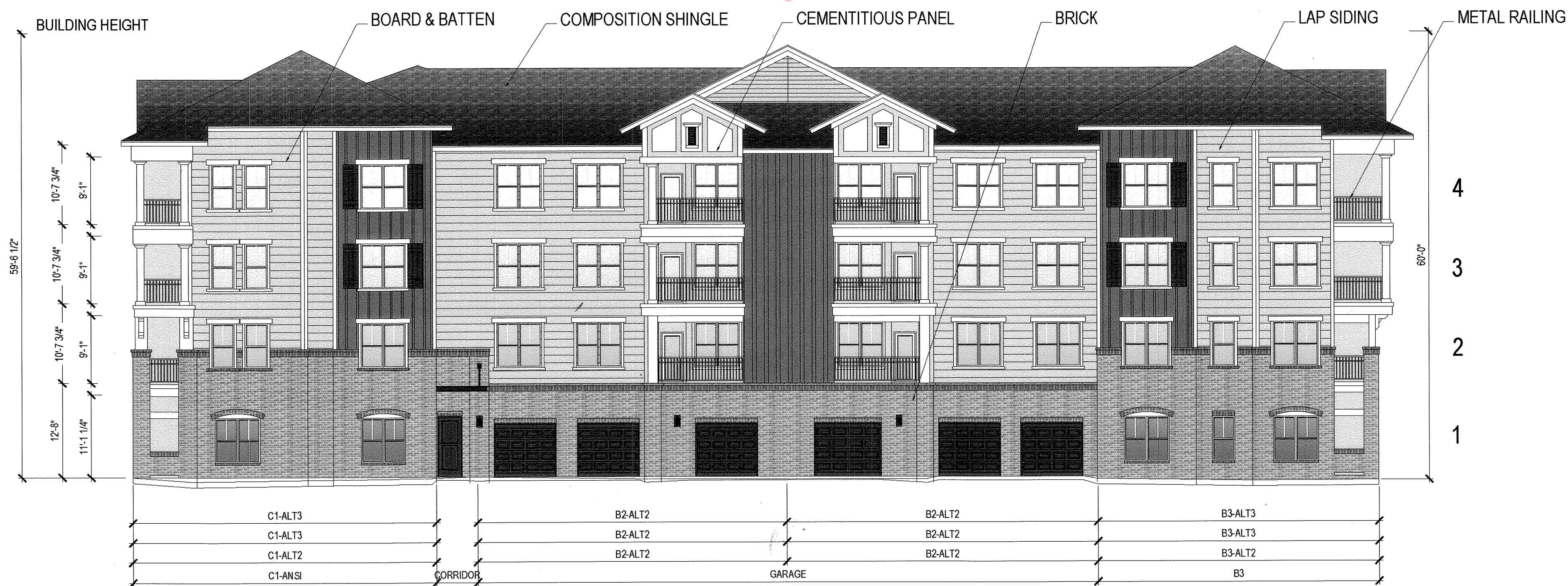
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BOARD & BATTEN
-  SW6072 - VERSATILE GRAY
LAP SIDING
CEMENTITIOUS PANEL
-  SW7004 - SNOWBOUND
CEMENTITIOUS PANEL
FIBER CEMENT TRIMS/COLUMNS
-  SW7069 - IRON ORE
METAL AWNINGS
METAL RAILINGS
METAL GATES
-  SW6076 - TURKISH COFFE
GARAGE DOORS
SHUTTERS
SERVICE DOORS



BRICK - CANYONSTONE INDIAN BROWN

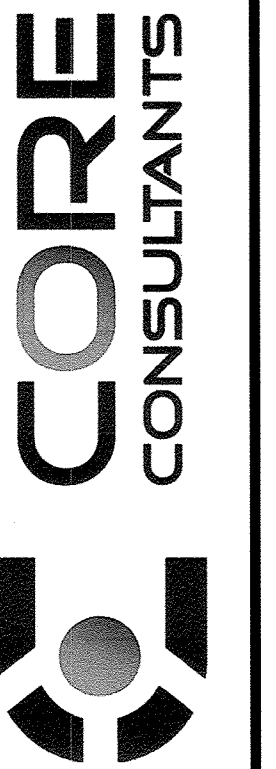


BUILDING TYPE I - SOUTH ELEVATION



BUILDING TYPE I - NORTH ELEVATION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. OR UNDERGROUND NEWER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING
UTILITY INFORMATION IS FOR INFORMATION ONLY. IT IS NOT
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE ACCURACY OF ANY INFORMATION. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY
THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.

DATE BY
5/31/19 AK
7/2/19 AK
7/18/19 AK
7/25/19 AK
8/22/19 AK

REVISION DESCRIPTION
1 2ND SUBMITTAL
2 3RD SUBMITTAL
3 4TH SUBMITTAL
4 5TH SUBMITTAL
5 6TH SUBMITTAL

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

DESIGNED BY: R/JN
DRAWN BY: R/JN
CHECKED BY: AHK

JOB NO.
19-019

SHEET
11 OF 11